

building blocks



December 2004

The online newsletter of the Michigan State Housing Development Authority
Vol. 1, issue 1

Welcome to the First Issue of *Building Blocks*

If you are reading this now, you are among the fortunate that are reading the first issue of MSHDA's completely redesigned and renamed quarterly newsletter, posted on the MSHDA Web site. We hope you find *Building Blocks* to be informative and enlightening as well as a valuable resource in your everyday life.

Initially, we will publish *Building Blocks* on a quarterly basis, but chances are that it will be issued more often in the future. We are a

busy agency and we want both our partners and the general public to be as up-to-date as possible regarding affordable housing issues and the various programs and services MSHDA provides for low- to moderate-income households in Michigan.

We value your input. We welcome your comments and/or suggestions and encourage you to spread the word to others that may have interest in affordable housing. Eventually, we hope to

provide the opportunity for those interested in receiving *Building Blocks* to subscribe via our Web site. In the meantime, the first issue will be posted to the Web site beginning December 15, 2004. The next issues will be posted March 15, 2005, June 15, 2005, September 15, 2005, and December 15, 2005. Visit MSHDA's Web site at www.michigan.gov/mshda.

Thank you for your interest and we look forward to sharing our many affordable housing options with you in the future.



Governor Granholm's Cool Cities Initiative is in Full Swing

In her 2004 State of the State address, Governor Jennifer M. Granholm announced a plan to foster the development of vibrant, attractive cities throughout Michigan.

The Cool Cities program is well under way now, with 20 Cool Cities pilot projects selected to receive catalyst grants of up to \$100,000 and to have access to more than \$100 million in state grants, loans, and other resources. The initiative is part of Governor Granholm's economic development plan for Michigan.

"Building vibrant, energetic cities is essential to attracting jobs, people, and opportunity to our state," said Granholm. "If Michigan is to be competitive in the 21st century economy, we have to attract new businesses and retain the highly-educated, talented

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This colorful mural is part of the Grand Rapids Cool Cities project, Avenue for the Arts. To learn more, turn to page 14.

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MSHDA has long promoted the benefits of homeownership: Owning a home is an investment; the interest may be tax-deductible; homeowners have a greater involvement and investment in the community and school; and realizing the dream of homeownership is a source of pride and accomplishment.

Now MSHDA is partnering with employers throughout Michigan to offer the Employer Assisted Housing Program, a creative way to attract and retain quality employees, while at the same time, promoting city neighborhoods. Simply put, an employer provides a benefit to its employees toward purchasing a home. Typically, these programs provide qualified employees with the opportunity to obtain financial assistance and access to below-market financing.

The Employer Assisted Housing partnership initiative is being targeted to potential employers in Lansing, Detroit, Grand Rapids, Saginaw, and Escanaba. More city employers across the state will be offered similar opportunities after this pilot project is completed.

Benefits to employers and communities include staff retention, enhanced recruiting tools, and revitalized or strengthened neighborhoods adjacent to employer locations.

The partnership with employers like Sparrow Hospital/Physicians Health Plan of Mid-Michigan to encourage Employer Assisted Housing programs is being funded through two existing programs – Down Payment Assistance (DPA) and Single-Family Home Mortgages.

Funds for these programs come from the regular sale of bonds, so the matching funds offered to employers for Employer Assisted Housing will continue to be available. The loans will be priced at 1/8 of a percent below the other down payment assistance programs offered by MSHDA. MSHDA delivers its loan products through lenders.

Through the Employer Assisted Housing Program, participating employees will enjoy the benefits of a pre-purchase homeownership education class offered by local homeownership counselors and funded by MSHDA, plus will receive the help of committed lenders willing to make the home buying experience a smooth process.

The MSHDA mission restricts its programs to certain income levels. In Ingham County, for example, participating employees must have a household income no higher than \$56,650. In other areas of the state, a maximum household income of \$44,000 may be applicable. Purchase price limits also apply - \$105,000 for existing housing and \$128,000 for new construction. Individual employers may also add other guidelines in return for the benefit, such as status (full or part-time), geographic boundaries, and loan repayment strategies for early exit from the program.

HOPE Program helps Sparrow associate come home for the holidays

Sparrow Associate Christie Bullock received an early Christmas present this year – her first home. Christie purchased her home with help from the HOPE housing project, a cooperative effort by Sparrow, Physicians Health Plan of Mid-Michigan and MSHDA to make homeownership more affordable for eligible Associates.

Sparrow Health System, Physicians Health Plan of Mid-Michigan and MSHDA made coming home for the holidays easier for Christie by bringing her HOPE — Home Ownership Program — Equity.

"I feel like I definitely accomplished something here today," said Christie at the Nov. 12 closing for her new home. "Sparrow made it easy for me to apply and go through the process of getting a mortgage. I'm so excited – this is my very first home."

Sponsored by Sparrow and PHPMM, HOPE helps full-time and part-time employees purchase a home in the Sparrow Hospital, Sparrow St. Lawrence Campus or Cristo Rey area.

The program gives financial assistance for the down payment, pre-pays/escrows and closing costs



Christie, center, was congratulated by Stacy Schlicher, a mortgage originator for Citizens Bank, and Jeff Armstrong, Sparrow HOPE loan coordinator, after closing on her new home.

on a primary residence. Full-time Associates can receive \$2,500 through Sparrow/PHPMM and a matching loan of \$2,500 from MSHDA. Part-time Associates can receive up to \$3,000.

Christie's new home has three bedrooms and one bath, but its most important feature is a big backyard where her pit bull, Zora, can run and play.

To be eligible for a HOPE loan,

Sparrow Health System Associates must meet specific eligibility requirements, including minimum employment of 12 months and completion of the Pre-Purchase Homeownership Education class offered by MSHDA's homeownership counselor network.

For more information, call Jeff Armstrong, Sparrow HOPE loan coordinator, at (517) 364-5816.

MSHDA offers more options for homebuyers



Assisted Housing Participants May Qualify to Buy a Home

In February, MSHDA announced an opportunity for low-income families participating in assisted housing to take part in a new homeownership program.

The Key to Own Homeownership Program offers a homeownership option for certain qualified families that hold a MSHDA Housing Choice Voucher (HCV). Tenants who meet program requirements will be able to use their voucher subsidy toward a mortgage on a home rather than toward their rent.

Recently, the first participant in the Key to Own program, Shelly Hill of Jackson, moved into her own home. The home was constructed by Jackson Affordable Housing, financed by the City of Jackson and MSHDA HOME dollars.



Key To Own coordinators Sandy Pearson (far left), and Lisa Lehman (third from left) help unload plants for new homeowner Shelly Hill (second from left). Also pictured is Jim Dodge, horticulture instructor from the Parnall Correctional Facility.

“At MSHDA, we strongly believe that everyone has a right to achieve the American Dream.”

Jackson, who recently received a diploma and works as a medical assistant, said, “I never thought I’d own a home, let alone a new home. I am so thankful. My family has been blessed.”

The administrative support team for the “Key to Own” program, Lisa Lehman and Sandy Pearson, have expressed the great pride they take in serving families in the program.

“We are here to provide guidance and support to those families willing to do what it takes to achieve homeownership. We are proud of Shelly and her achievements. We also wish to thank all of the partners involved in making this happen.”

The Michigan Department of Corrections supplied trees, shrubs and other plants through the Parnall Correctional Facility in Jackson.

In the Housing Choice Voucher

Homeownership Program, families typically are earning at least 40 percent of area median income and paying 30 percent of their monthly gross income toward homeownership expenses. MSHDA pays the difference between the family’s total tenant payment and the actual monthly mortgage payment.

In order to qualify for the program, families must meet

several income and employment requirements as well as complete Financial/Economic Literacy counseling and Homebuyer Education counseling. Post-purchase homeowner education or counseling will also be required.

For more information on the Key to Own Program, contact MSHDA’s Office of Existing Housing at (517) 241-4474 or (517) 335-7291.

\$10 million pilot program for homebuyer construction loans will help urban areas

A \$10 million pilot program to finance the construction of owner-occupied housing in urban neighborhoods has been announced.

The Homebuyer Construction Loan Program is intended to stimulate investment and increase homeownership in urban communities, especially targeting high-density neighborhoods near downtowns and other commercial centers. The program will offer loans to developers of small homeownership projects that involve the restoration and conversion of existing structures for loft condominiums or mixed-use projects. New construction

projects in mixed-use neighborhoods may be considered.

The loans will help developers meet their need for capital to bring housing to market more quickly. The Authority plans to use a limited amount of federal HOME funds or other subsidy funds to provide down payment assistance to income-eligible buyers for a portion of the units. The program will be administered by MSHDA. The pilot program has sufficient resources to finance between four and six projects.

For more information, contact Stephen Lathom with MSHDA’s Office of Community Development at (517) 373-8853.

Partners Building Communities

2004 Michigan Conference on
**Affordable
Housing**

SIXTH ANNUAL AFFORDABLE HOUSING CONFERENCE SETS ATTENDANCE RECORD

Conference is Now the Largest of its Kind in the Nation

The Sixth Annual Affordable Housing Conference took place May 17-19 at the Lansing Center, with over 1,500 housing specialists and advocates in attendance. Thanks to the record attendance, the conference has officially achieved the status of

largest of its kind in the nation. The conference addressed some of the most pressing housing problems facing Michigan citizens. At the awards banquet, the Terrence R. Duvernay Award was presented to Linda Smith, executive director of U-SNAP-BAC in Detroit. Smith

has worked at U-SNAP-BAC since 1995, where she exemplifies a commitment to Detroit, its housing and its community development needs. Mark your calendar for next year's affordable housing conference to be held at the Lansing Center May 16-18, 2005.



2005 Michigan Conference on **Affordable Housing**

For sponsorship opportunities
and registration information, visit
www.housingconference.org



Duvernay Award

In memory of Terrence R. Duvernay, former MSHDA executive director, the Conference Planning Committee established an annual leadership award commemorating Terry's lifelong commitment to affordable housing. The award goes to the person who best reflects the ideals and personal qualities exhibited by Terry. The awardee also receives a cash award, which will be given to the nonprofit housing or community development organization for which the awardee works or designates as the recipient.



Duvernay Award winners:

- 2002 — Dr. Kenneth W. Bensen, Habitat for Humanity Michigan
- 2003 — Jonathan Bradford, Inner City Christian Federation
- 2004 — Linda Smith, U-SNAP-BAC

MSHDA Announces Approval of Low Income Housing Tax Credits

A total of 552 units of affordable rental housing will be built or renovated for low- and moderate-income Michigan families, the elderly, people with disabilities and those at risk of homelessness as a result of over \$6 million in federal Low Income Housing Tax Credits approved by MSHDA.

"The Housing Credit has proved extremely successful in encouraging private investment in affordable housing," MSHDA acting executive director Rick L. Laber said. "Literally thousands of lower income families and senior citizens will benefit from the housing tax credit program. In addition, these credits will also provide housing for the disabled and those at risk of homelessness."

Laber said that the entire \$6,281,599 total was awarded in distressed areas and rural communities throughout the state.

In addition, a portion of the total award will provide units of rental housing for disabled Michigan residents as well as those individuals and families at risk of homelessness.

"The need for housing credits remains high in Michigan while the federally funded dollars needed to provide the housing is shrinking," Laber said. "As a rule, we are only able to fund about one request for every four we receive."

According to Laber, the LIHTC program also plays a key role in bolstering the state's economy through job creation. This round of housing credit awards will generate more than 1,160 year long jobs in construction and related trades.

Established by Congress in the 1986 Tax Reform Act, the aim of the Housing Credit is to stimulate private investment in affordable rental housing and thus to expand and preserve the nation's affordable housing stock.

"One thing to remember is that for each dollar of tax credit awarded, more than 10 times that amount is represented in total rental development costs," Laber said. "The housing credit program is extremely successful in providing housing opportunities for the state's low and very low income residents."

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MSHDA finances affordable rental housing in seven counties

MSHDA has approved \$33.3 million in mortgage loan commitments for the construction or rehabilitation of 488 units of affordable family and elderly housing in seven counties. Nearly all of the units in the developments will be made available to residents with incomes at or below 60 percent of area median. The investments will create approximately 700 full-time, year-long jobs in construction and related trades.

Allegan County. Emerald Park Senior will be built in Otsego Township with the help of a \$2.5 million mortgage loan. The development will consist of 49 units of elderly housing, including 21 one-bedroom and 28 two-bedroom apartments. Emerald Park Senior will be financed under the HOME TEAM Advantage program.

Clare County. White Pines Apartments will be built in Harrison with the help of a \$1.66 million mortgage loan. The development will consist of 40 family apartments, including 20 two-bedroom and 20 three bedroom apartments. White Pine Apartments will be financed under the HOME TEAM Advantage program.

Genesee County. Eastside Village will be acquired and rehabilitated in Genesee Township with the help of a mortgage loan up to \$3.3 million. The project will consist of 50 elderly units. Eastside Village will be financed under the Limited Obligation Mortgage Revenue Bonds "Pass Through" Program.

Grand Traverse County. Village Glen will be built in Garfield with the help of a \$7.9 million mortgage loan. The development will consist of 120 units of family housing, including 82 two-bedroom and 38 three-bedroom apartments. MSHDA financed the development under the Tax-Exempt Bond Financed Program (TEAM).

Ingham County. Delhi Stratford Place will be built in Delhi Township with the help of a \$6.8 million mortgage loan. The project will consist of 96 elderly apartments, including 36 one-bedroom and 60 two-bedroom units. Delhi Stratford Place will be financed under the TEAM program.

In Mason, Green Park Townhomes will be built with the help of a \$2.1 million mortgage loan. The development will consist of 32 family units, including 14 two-bedroom and 15 three-bedroom townhomes. Green Park will be financed under the HOME TEAM Advantage program.

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Premier Sponsors of the Jimmy Carter Work Project 2005 join Habitat for Humanity International to Help Families in Need

Habitat for Humanity International announced the premier sponsors of its Jimmy Carter Work Project in Michigan, June 19-24, 2005. Whirlpool Corporation, Masco Corporation, The Dow Chemical Company, Lowe's, Great Lakes Capital Fund and the Michigan State Housing Development Authority are all partnering with Habitat for Humanity by helping to address the need for safe, affordable housing for families in Michigan.

The announcement was made from Mexico, where more than 4,000 Habitat for Humanity International staff, partners,



donors and volunteers are closing out the 2004 work project, which built 150 homes with families in need in Puebla and Veracruz, Mexico.

"It's a wonderful partnership, full of hope and promise for the people and families in need in Michigan," says Paul Leonard, chief executive officer of Habitat for Humanity International. "We are so pleased and proud to be working with these corporations and organizations who are sharing with us their reputation, financial and volunteer resources to help give a hand up to more than 200 families."

Michigan Gov. Jennifer Granholm will serve as JCWP 2005 honorary chair along with co-chairs Jeff Fettig, chairman of the

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First Six Cool Cities Grants Awarded

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young people who are crucial to building and sustaining businesses in today's global marketplace. I'm thrilled about the potential of these projects and the positive impact they will have on their communities and the economic vitality of our state."

On behalf of Governor Jennifer M. Granholm, MSHDA officials have joined state and local leaders to present \$100,000 grants for projects selected as part of the state's Cool Cities pilot program. Following are descriptions of six of the 20 projects recently chosen to receive funding.

Sault Ste. Marie. The Soo Theatre Project proposes to restore and renovate the classic and historic Soo Theatre Complex to its original grandeur of the 1930's. revitalization and will provide economic benefits. "The Soo

This project is part of the downtown development and other economic Theatre Project will provide a home for the arts and cultural community downtown, and will be a catalyst for additional investment in the downtown," said Lee Shirey, Downtown Development Director in Sault Ste. Marie.

Flint. The grant will be used to restore the exterior of the Republic Bank Building, which will become First Street Lofts, a 16-unit loft development in downtown Flint. The project will help to bring additional investment in Flint's downtown.

New residents will support existing

businesses and fuel the need for businesses. "This is a great project for Flint because we are saving a building steeped in automotive and financial banking history and providing desired affordable housing," said project manager Scott Whipple.

Jackson. The Jackson Armory Arts Project will include the redevelopment of an abandoned



Shown here are before and after shots of the Douglas Brothers building, located on Division Street in Grand Rapids in the Cool Cities Neighborhood called Avenue of the Arts. It is one of four buildings that will be renovated into rental housing, with apartments for artists on the second floor and Calvin College Art Department offices on the first floor. The mural was funded as part of a Neighborhood Preservation Project.



industrial site into a center for the arts and culture, including 39 affordable loft apartments. The new live-work artist development will have a profound impact for arts and cultural development in Jackson. "There is a wonderful energy and excitement throughout the city as this project gets underway," said Director of the Armory Arts Project, Neeta Delaney.

Saugatuck. The project involves the renovation of the old Pie Factory into the Saugatuck Center for the Arts and the enhancement of the adjacent city parking area, including streetscape improvements on Mason Street and Culver Street. "The Cool Cities funding is going to go a long way toward making this project a reality," said City Manager Gordan Gallagher.

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Newly Passed Bills Bring Exciting Changes to Housing



Several bills have recently passed in the Michigan legislature that will have a major positive impact on housing. Following is a synopsis of the bills.

HB 4787 and 4788 Create Community Development Program, Trust Fund

Affordable housing is an important cornerstone in developing a strong economy and stabilizing communities. The availability of affordable housing is key to attracting a talented work force and new business. Furthermore, it is often the catalyst for transforming blighted areas into communities of choice.

A recent survey by the U.S. Conference of Mayors reported that the lack of affordable housing was the leading cause of homelessness. The Better Homes Fund report ranked Michigan 49 out of the 50 states at protecting children from the risk of becoming homeless. A leading factor in the rating is the availability of affordable housing. Michigan ranks 48 out of 50 states for state support for affordable housing, and is one of 15 states that do not have a publicly funded housing trust fund. In the Midwest, Kentucky, Illinois, Indiana, Iowa, Minnesota, Ohio, and Wisconsin have established trust funds.

HB 4787

HB 4787 would amend the State Housing Development Authority (MSHDA) Act to establish the Michigan Housing and Community Development Program. The bill would do the following:

- Require MSHDA to develop an annual allocation plan. The plan would distribute money throughout the state, based on poverty and housing distress;
- Require MSHDA to hold public hearings on the allocation plan;

Require MSHDA to issue an annual report to the Governor and the Legislature summarizing the expenditures from the fund

- Allow eligible activities to include grants and loans for land and building acquisition; rehabilitation; new construction; development and predevelopment costs; preservation of existing housing;

infrastructure improvements, economic development projects, and community facilities that directly support housing development; insurance; operating and replacement reserves; down payment assistance; security deposit assistance; and support services;

- Eligible applicants would include nonprofit organizations, for-profit organizations, and partnerships approved by MSHDA;
- Make a loan at no interest rate or below market interest rate;
- Target at least 25% of the fund to rental projects;
- Target at least 30% of the fund to projects that target extremely low-income households;
- Target a portion of the fund to special needs populations including the homeless and people with disabilities;
- Require homeownership projects to serve people that earn no more than 30% of median income;
- Finance mixed-income housing projects.

HB 4788

HB 4788 would establish the Michigan Housing and Community Development Fund in the Department of Treasury. The bill would do the following:

- The fund would be administered by MSHDA;
- The state treasurer will invest the money in the fund and credit the earnings to the fund;
- Make money in the fund available for disbursement upon appropriation;
- Require that money is allocated to applicants that can show demand and need for the housing project;
- Require housing projects to be consistent with the housing already in the area and be part of a planned community revitalization strategy;
- Require that MSHDA develop an annual allocation plan based on annual priorities.

The bills are tie-barred together.

HB 6077 Increases Purchase Price and Income Limits in MSHDA Programs

The income and purchase price limits in MSHDA's single family

and property improvement programs have not been increased for two years, making them less responsive to market changes. As a result fewer people have been able to qualify for a low-cost MSHDA mortgage.

Description of Bill:

The bill makes the following changes:

- Increases the income and purchase price limits in MSHDA's Single Family and Mortgage Credit Certificate programs;
- Allows MSHDA to finance mortgage loans for 1 to 4 unit owner occupied homes;
- Allows MSHDA to make loans to developers for development of residential housing located in distressed areas for sale to people without regard to income;
- Increases the income and loan limits in MSHDA's Property Improvement program;
- Eliminates state requirements for income in MSHDA's multifamily programs.

The bill is tie-barred to SB 1341.

SB1341 Extends Sunset on Bonding Authority

MSHDA's bond limit was reduced from \$4.2 billion to \$3 billion on November 1, 2002. If the sunset is not extended it could impact MSHDA's ability to issue bonds in the future.

Description of Bill:

The bill makes the following changes:

- Extends the sunset on MSHDA's bonding authority to November 1, 2007;
- Reduces the amount of time proceeds from a single family bond issue have to be set aside for people with incomes below 60% of statewide medium income;
- Allows MSHDA to finance student housing with the approval of the local college or university;
- Makes changes in MSHDA's multifamily Pass Through program;
- Makes changes to MSHDA's effectively treatable areas designation;
- Requires MSHDA to conduct an annual review of investments made by the Michigan Broadband Development Authority.

The bill is tie-barred to HB 6077 (H-1).

We Need More Bright Ideas to End Homelessness



Governor Jennifer M. Granholm designated November 14-20 as Homeless Awareness Week 2004 in Michigan. "Bright Ideas to End Homelessness" was a statewide campaign to educate the public about the many reasons people are homeless, the shortage of affordable housing for low-income people, and the diligent work that homeless assistance providers are doing to bring relief to those most in need.

"Homelessness is an issue that touches everyone in Michigan," the Governor said. "As we work to develop vibrant, livable communities around the state, it is critical that we work together to make sure that no Michigan citizen – including the homeless – is left out."

Statewide, more than 750 providers of shelter and services bring help to homeless families and individuals. Tens of thousands of people sleep in emergency shelters in Michigan each night, and many others take refuge in cars, campsites, abandoned buildings, and other places unsuitable for humans to reside. As a result, an accurate number of homeless people in Michigan is hard to obtain.

Homeless Awareness Week in Michigan is designed to increase the public's awareness that people are experiencing homelessness in their communities for a variety of reasons, including domestic violence, loss of a job, mental illness, health problems, substance abuse, or the inability to afford decent housing.

Help is needed to create safe places for people to call home. You are encouraged to volunteer or make a donation to one of the local programs working to help solve the problems faced by homeless people. Visit www.mihomeless.org for more information.

Bright Ideas for Helping the Fight Against Homelessness

Here are just some of the ideas that homeless advocates and service providers used this year to raise awareness:

- The Alcona, Alpena, Iosco, Montmorency, and Presque Isle County Boards of Commissioners proclaimed November to be Homeless Awareness Month.
- Christian Conversations, a program of WBKB-TV Alpena, dedicated a segment to homelessness.
- The Eighth Annual Walk Against Homelessness took place in Detroit.
- Muskegon PBS featured "A Conversation About Homelessness."
- The City of Alpena held a Walk for Homeless and quilt raffle.
- A Homeless Nights Out Under the Stars was held in downtown Detroit.
- A press conference was held at the state Capitol Building.
- A teen "sleep-out" took place in Alpena.
- Ottawa County held a soup luncheon.
- Bay County held a "De-Feeting Homelessness" walk.
- A "Walk with the Homeless in Cass Park" took place in Detroit.
- Arenac County held a quilt raffle.



**Six bright kids.
Five have homes.
Can you tell who doesn't?**



Homeless Awareness Week - November 14-20

**We're counting on you to join the Michigan Coalition Against Homelessness
in acting to end homelessness in your community, today.**

This year's Homeless Awareness Week promotional poster and flyer depict the most overlooked segment of the homeless population, children.

\$7.6 Million in MSHDA and Federal Grants Awarded To Help Homeless in Michigan



More than 60,000 homeless people in Michigan will benefit from nearly \$7.6 million in grants awarded by MSHDA.

A total of 203 organizations representing 60 Continuum of Care areas serving all 83 Michigan counties will share over \$7 million in combined MSHDA and federal Emergency Shelter Grant (ESG) funding. The grants were awarded by MSHDA through the "Continuum of Care" planning model.

Grants totaling \$455,500 to help provide emergency homeless shelters in rural areas also were awarded by MSHDA. The grants were awarded through the Rural Homeless Initiative, created by MSHDA to enhance the capacity of rural communities to provide safe, effective and sustainable emergency shelters to homeless individuals and households. The funding is designed to support innovative shelter programs that utilize scattered-site emergency housing and services in rural

areas that have no existing shelter facilities. The grants will be awarded to help continue 15 pilot projects serving 15 counties.

According to MSHDA acting executive director Rick L. Laber, the grants will provide support for ongoing programs, homelessness

"This is an important part of helping Michigan residents as they work toward economic recovery, housing stability, and self-sufficiency."
— Gov. Jennifer Granholm

prevention activities, and supportive services such as counseling, child care, transportation, housing placement and employment training. The grants also give families and individuals an opportunity to regroup economically.

"The funding process is significant because it awards grants based on each community's own locally based recommendations through

the Continuum of Care approach," Laber said. "The Continuum of Care" model is a community-based process that responds to specific needs identified by local care providers."

The Continuum process brings government agencies such as MSHDA, the Family Independence Agency (FIA), and the Michigan Department of Community Health (MDCH) together with nonprofit organizations in forming partnerships that strengthen community response to homelessness.

Comprehensive community plans and associated funding requests were received from 60 Continuum of Care planning bodies, representing all 83 counties in Michigan.

2004 Emergency Shelter Grant Award Winners

Allegan

- \$7,250 Allegan County Crisis Response Services, Inc
- \$76,103 Allegan County Resource Development Committee
- \$4,000 hristian Neighbors, S.E.
- \$64,747 Sylvia's Place

Arenac

- \$39,400 American Red Cross - East Shoreline Chapter

Baraga-Houghton-Keweenaw

- \$24,521 Baraga County Shelter Home
- \$19,000 Baraga/Houghton/Keweenaw Community Action Agency
- \$15,000 Barbara Kettle Gundlach Shelter
- \$12,479 St. Vincent de Paul Society - Sacred Heart Conference

Barry

- \$10,300 Barry County United Way
- \$28,300 Community Action Agency of South Central Michigan

Battle Creek/Calhoun

- \$62,700 DISH, Inc.
- \$7,000 Haven of Rest
- \$7,000 S.A.F.E. Place, Inc.

Bay

- \$27,500 American Red Cross-East Shoreline Chapter
- \$46,105 Bay Area Women's Center
- \$23,895 Created for Caring

Berrien

- \$75,000 Emergency Shelter Services, Inc.

- \$10,000 Safe Shelter Inc.
- \$21,100 Southwest Michigan Community Action Agency
- \$27,000 The Salvation Army - Berrien

Branch

- \$51,955 Altrusa Teen SHARE
- \$54,504 Branch County Coalition Against Domestic Violence
- \$5,000 Branch Interfaith Hospitality Network
- \$48,441 Community Action Agency of South Central Michigan

Cass

- \$5,000 Domestic Assault Shelter Coalition
- \$26,100 Southwest Michigan Community Action Agency
- \$7,500 Woodlands Behavioral Healthcare Network

Charlevoix-Emmet

- \$23,025 Boyne City Housing Commission
- \$22,000 Northwest Michigan Human Services Agency, Inc
- \$42,075 Women's Resource Center of Northern Michigan, Inc.

Cheboygan

- \$38,600 The Salvation Army - Cheboygan

Chippewa-Luce-Mackinac

- \$26,400 Diane Peppler Resource Center
- \$44,600 Sault St. Marie Housing Commission

Clare

- \$10,000 Hard Times Café

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\$7.6 Million in MSHDA and Federal Grants Awarded To Help Homeless in Michigan

continued

\$15,400	Mid-Michigan Community Action Agency		
\$14,000	Women's Aid Service, Inc.		
Clinton			
\$23,440	Capital Area Community Services		
\$49,960	RAVE - Relief After Violent Encounter		
COOR (Crawford,Oscoda,Ogemaw, Roscommon)			
\$62,000	Mercy Health Services/River House Shelter		
\$8,350	Oscoda County Housing Commission		
\$8,350	Roscommon County		
Delta			
\$25,400	Alliance Against Violence and Abuse, Inc.		
\$9,500	Lutheran Social Services of WI/UP - Voices for Youth		
\$4,500	The Salvation Army - Escanaba		
Detroit			
\$25,018	Alternatives for Girls		
\$21,926	CareGivers		
\$21,926	CHOICE		
\$25,018	Coalition on Temporary Shelter		
\$25,018	Covenant House Michigan		
\$22,164	Detroit Rescue Mission Ministries		
\$30,725	Federation of Youth Services		
\$21,926	Freedom House		
\$22,164	Helping Unite Mothers And Children		
\$26,050	Homeless Action Network of Detroit (HAND)		
\$22,164	Jewish Vocational Services		
\$25,018	Mariners Inn		
\$21,926	New Life Home for Recovering Women, Inc.		
\$30,725	Simon House, Inc.		
\$30,725	Southwest Counseling and Development Services (Go Getters Program)		
\$25,018	The Salvation Army Harbor Light		
\$30,725	The Salvation Army Target Home Program		
\$22,164	United Community Housing Coalition		
Dickinson-Iron			
\$83,037	Caring House, Inc.		
\$48,363	The Salvation Army - Dickinson-Iron		
\$7,500	Upper Peninsula Community Services Agency		
Eaton			
\$40,439	Capital Area Community Services, Inc		
\$45,646	Housing Services for Eaton County		
\$31,815	SIREN Inc.		
Flint/Genesee			
\$17,160	Flint YMCA		
\$6,938	Genesee County Community Mental Health		
\$59,165	Genesee County Youth Corporation (R.E.A.C.H)		
\$46,548	Legal Services of Eastern Michigan		
\$7,500	Metro Housing Partnership, Inc.		
\$96,563	Shelter of Flint, Inc.		
\$41,926	YWCA of Greater Flint		
Gladwin			
\$38,600	Mid-Michigan Community Action Agency		
Gogebic-Ontonagon			
\$23,200	DOVE, Inc.		
\$18,200	St. Vincent de Paul Society - Gogebic		
\$7,500	St. Vincent de Paul Society - Ontonagon		
Grand Rapids/Kent			
\$35,125	Area Community Services Employment & Training (ACSET)		
\$9,000	Catholic Human Development Outreach — Rose Haven Ministry		
\$45,250	Catholic Human Development Outreach — Casa de La Paz		
\$65,425	Community Rebuilders		
\$63,500	Grand Rapids Housing Commission		
\$13,500	Inner City Christian Federation (ICCF)		
\$14,925	Project Rehab - Contact Center		
\$17,100	The Salvation Army - Kent County		
\$65,375	YWCA of Grand Rapids/Domestic Crisis Center		
Gratiot			
\$7,000	EightCap, Inc.		
\$17,400	The Salvation Army - Gratiot		
\$15,000	Women's Aid Service Inc.		
Greater Grand Traverse (Antrim, Benzie, Grand Traverse, Leelenau,Kalkaska)			
\$125,290	Goodwill Industries of Northern MI Inc.		
\$99,779	Northwest Michigan Human Services Agency		
\$16,631	Overlook Resources, Inc		
\$75,000	Women's Resource Center		
Hillsdale			
\$22,400	Community Action Agency		
\$22,300	Domestic Harmony		
Ionia-Montcalm			
\$98,100	RAVE — Ionia/Montcalm Domestic Violence Shelter		
Isabella			
\$15,200	EightCap, Inc.		
\$27,600	Women's Aid Service Inc.		
Jackson			
\$43,378	AWARE, Inc.		
\$55,028	Community Action Agency		
\$34,710	Florence Crittenton Services		
\$30,984	The Salvation Army - Jackson		
Kalamazoo			
\$190,545	Housing Resources Inc.		
\$40,100	Kalamazoo County Human Services Department		
\$9,530	Kalamazoo Youth Ministry— Open Door/Next Door Shelters		
\$7,500	Local Initiatives Support Corporation		
\$62,825	YWCA Domestic Assault Program		
\$10,200	Catholic Family Services/The ARK		
Lake			
\$10,800	Five CAP, Inc		
\$5,850	Region Four Community Services		
\$14,600	Rural Challenge Initiative		
\$6,250	Staircase Youth Services		
Lansing/Ingham			
\$6,072	Advent House Ministries		
\$37,130	Capital Area Community Services		
\$28,114	Catholic Social Services of Lansing/St. Vincent Home		
\$27,000	EVE, Inc (CADA)		
\$18,035	Gateway Community Services		
\$32,888	HAVEN House		

\$7.6 Million in MSHDA and Federal Grants Awarded To Help Homeless in Michigan *continued*

\$26,335	Loaves & Fishes Ministries
\$27,456	National Council on Alc/Lansing Regional Area
\$15,450	The Salvation Army - Lansing/Ingham
\$45,620	Volunteers of America of Lansing, Inc.

Lapeer

\$44,000	Hispanic Service Center, Inc.
\$47,500	Lapeer Area Citizens Against Domestic Violence
\$18,000	United Way of Lapeer County

Lenawee

\$42,900	Family Counseling & Children's Services of Lenawee Co.
\$35,400	Lenawee Emergency & Affordable Housing Corporation

Livingston

\$54,941	Livingston Area Council Against Spouse Abuse
\$27,910	Oakland-Livingston Human Service Agency
\$6,449	The Salvation Army - Livingston County

Macomb

\$33,768	M.C.R.E.S.T.
\$7,500	Macomb Coalition for Emergency Shelter
\$48,432	Turning Point, Inc.

Manistee

\$64,300	Choices of Manistee County, Inc.
\$5,200	Manistee-Benzie Community Mental Health
\$5,000	The Salvation Army - Manistee

Marquette-Alger

\$2,500	Great Lakes Recovery Center
\$31,168	Lutheran Social Services of WI/UP
\$49,432	Women's Center — Harbor House Shelter

Mason

\$16,400	Region Four Community Services
\$13,000	Staircase Runaway & Youth Services, Inc.
\$16,500	The Salvation Army - Mason

Mecosta-Osceola

\$5,000	American Red Cross - Mecosta/Osceola
\$15,500	Mid-Michigan Community Action Agency
\$16,000	The Salvation Army - Mecosta/Osceola
\$13,500	Women's Information Services

Menominee

\$46,750	Rainbow House
\$10,850	Tri-City Area United Way

Midland

\$38,600	Council on Domestic Violence & Sexual Assault
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Monroe

\$77,603	Family Counseling & Shelter Services of Monroe County, Inc.
\$77,197	Monroe County Opportunity Program

Muskegon

\$23,870	Bethany Housing Ministries
\$27,749	Every Woman's Place
\$13,581	West Michigan Therapy Inc.

NE Michigan (Alcona, Alpena, Iosco, Montmorency, Presque Isle)

\$6,100	Catholic Human Services
\$84,149	Northeast Michigan Community Service Agency, Inc.
\$60,500	Shelter, Inc.
\$41,051	Sunrise Mission

Newaygo

\$30,600	Bethany Christian Services
\$74,086	Newaygo County Community Services
\$16,214	Women's Information Services

Oakland

\$30,710	Common Ground Sanctuary
\$35,781	Community Services of Oakland
\$46,431	Help Against Violent Encounters Now! (HAVEN)
\$68,340	Lighthouse of Oakland County
\$44,559	New Bethel Outreach Ministry
\$12,920	Place of Hope
\$33,759	South Oakland Shelter

Oceana

\$10,000	Bethany Christian Services
\$25,950	Channel Housing Ministries
\$3,450	Region Four Community Services

Otsego

\$83,100	Friendship Shelter, Inc.
\$8,500	United Way of Otsego County - First Call for Help

Ottawa

\$82,100	Center for Women in Transition
\$54,500	Community Action House
\$34,100	Good Samaritan Ministries
\$14,700	Ottawa County Community Action Agency
\$14,600	The Salvation Army - Grand Haven

Out-Wayne County

\$26,746	Community Care Services
\$52,733	First Step
\$31,639	Lutheran Social Services of Michigan
\$5,379	Mom's Miracle Home
\$42,703	Wayne-Metro Community Services Agency

Saginaw

\$72,020	Saginaw County Youth Protection Council
\$55,370	Saginaw Shelter for the Homeless, Inc.
\$83,010	Underground Railroad

Schoolcraft

\$18,300	Alliance Against Violence and Abuse, Inc.
\$10,000	Manistique Ministerial Association, Inc

Shiawassee

\$44,005	Capital Area Community Services
\$27,695	RAVE - Relief After Violent Encounter
\$5,000	Shiawassee County Housing Rehab Program

St. Clair

\$33,200	Comprehensive Youth Services/The Harbor
\$68,935	Safe Horizons
\$31,065	Safe Horizons
\$7,500	St. Clair County Community Mental Authority

St. Joseph

\$20,000	Domestic Assault Shelter Coalition
\$96,600	Keystone Place, Inc.

Thumb

\$28,500	Blue Water Center for Independent Living (BWCIL)
\$7,500	Human Development Commission
\$35,000	Sanilac Area Violence Elimination Council (SAVE)

\$7.6 Million in MSHDA and Federal Grants Awarded To Help Homeless in Michigan *continued*

Van Buren

- \$15,000 Domestic Violence Coalition
- \$48,300 Southwest Michigan Community Action Agency
- \$1,000 Van Buren County Planning & Land Management
- \$4,000 Western Michigan Legal Services

Washtenaw

- \$61,980 Domestic Violence Project Inc./SAFE House
- \$20,508 Catholic Social Services
- \$26,309 Interfaith Hospitality Network of Washtenaw County
- \$15,795 Michigan Ability Partners
- \$53,901 Ozone House, Inc.
- \$57,387 Shelter Association of Washtenaw County
- \$142,725 SOS Community Services
- \$15,795 The Salvation Army - Washtenaw
- \$7,500 Washtenaw County Planning Department

Wexford-Missaukee

- \$36,810 Cadillac Area OASIS
- \$12,180 Northwest Michigan Human Services Agency
- \$1,010 Staircase Runaway & Youth Services, Inc.

TOTAL:\$7,138,100

Rural Homeless Initiative

Allegan

- \$37,500 Allegan County Crisis Response Services

Arenac

- \$30,000 American Red Cross — East Shoreline Chapter

Cass

- \$30,000 Southwest Michigan Community Action Agency

Chippewa-Luce-Mackinaw

- \$38,750 Sault Ste. Marie Housing Commission (R2)

Delta

- \$15,000 The Salvation Army (R2)

Greater Grand Traverse

- \$12,500 Benzie Housing Council

Hillsdale

- \$30,000 Community Action Agency – Hillsdale

Ionia-Montcalm

- \$30,000 EightCAP, Inc. (R2)

Lenawee

- \$30,000 Lenawee Emergency and Affordable Housing Corporation (R2)

Livingston

- \$45,000 Oakland-Livingston Human Services Agency

Manistee

- \$21,750 Goodwill Industries of West Michigan, Inc.

Mecosta-Osceola

- \$30,000 The Salvation Army — Mecosta/Osceola

Newaygo

- \$30,000 Newaygo County Community Services

Oceana

- \$30,000 Channel Housing Ministries (R2)

Thumb

- \$45,000 Blue Water Center for Independent Living (R2)

TOTAL FOR RHI \$455,500

GRAND TOTAL: \$7,593,600

MSHDA finances affordable rental housing in seven counties

continued from page 5

Ottawa County. Setter’s Pointe II will be built in Coopersville with the help of a \$5 million mortgage loan. The project will consist of 48 family apartments, including 24 two-bedroom and 24 three-bedroom apartments. Setter’s Pointe II will be financed under the HOME TEAM Advantage program.

Wayne County. Gibraltar Manor will be built in Gibraltar with the help of a \$3.9 million mortgage loan. The development will consist of 53 elderly units, including 18 one-bedroom and 35 two-bedroom apartments. Gibraltar Manor will be financed under the TEAM program.



Volunteers at a recent Habitat project in Battle Creek. Photo courtesy of Habitat for Humanity Michigan.

Premier Sponsors of the Jimmy Carter Work Project 2005 Join Habitat for Humanity International to Help Families in Need

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board and CEO of Whirlpool Corporation; and Alan Barry, president and chief operating officer of Masco. JCWP 2005 will also receive support from corporate representatives Larry Washington, corporate vice president of public affairs at Dow Chemical; Mark McDaniel, president and CEO, Great Lakes Capital Fund; and Rick Laber, acting executive director, MSHDA.

These sponsors will not only contribute funds and volunteers representing more than 20 percent of the total Habitat homes built across Michigan during JCWP, they will also lead the charge to get even more companies, organizations and individuals involved in Habitat’s biggest annual event.

In 1984, former U.S. President Jimmy Carter and his wife, Rosalynn, joined with Habitat for Humanity to launch the Jimmy Carter Work Project, a weeklong “blitz build.” Over the years, the work project has been held in many cities across the United States, such as Anniston, Alabama, and LaGrange and Valdosta, Ga., last year; and overseas in Korea, the Philippines, and this year, in Mexico.

For more information, visit <http://www.habitat.org/jcwp/2005>.

Grants Awarded Across State



Communities and Nonprofit Groups Win Grants for Housing-Related Activities

MSHDA has been busy awarding grants to communities and neighborhood groups throughout Michigan to use for housing-related activities. Here is a partial list of just some of the recent recipients. For further information, contact the Office of Community Development at (517) 373-1974.

Community Development Block Grants

GROUP/COMMUNITY	AMOUNT	GROUP/COMMUNITY	AMOUNT
Alger County	\$150,000	Keystone Place	\$80,000
City of Alma	\$341,400	Michigan Works Association	\$155,000
Bay County	\$300,000	SOS Community Services	\$10,000
Berrien County	\$300,000	Sylvia's Place	\$22,200
Benzie County	\$150,000	YWCA Grand Rapids/Domestic Crisis Center	\$55,500
Clinton County	\$275,000		
City of Coldwater	\$256,000		
Crawford County	\$225,000		
City of Gladstone	\$243,900		
Gladwin County	\$262,500		
Gogebic County	\$175,000		
Grand Traverse County	\$450,000		
Hillsdale County	\$225,000		
Huron County	\$300,000		
Iron County	\$225,000		
City of Ironwood	\$97,500		
Manistee County	\$262,500		
Mason County	\$175,000		
Missaukee County	\$300,000		
Montcalm County	\$275,000		
Newaygo County	\$225,000		
Osceola County	\$175,000		
Ottawa County	\$450,000		
Saginaw County	\$300,000		
Sanilac County	\$182,900		
Sanilac County	\$337,500		
Schoolcraft County	\$187,500		
Tuscola County	\$375,000		
Wexford County	\$300,000		

HOME Grants

GROUP/COMMUNITY	AMOUNT
Bagley Housing Association	\$624,125
Grand Traverse County	\$500,000
Housing Opportunities for Macomb, Inc.	\$180,375
Inner City Christian Federation	\$470,000
Kalamazoo County	\$182,000
Leelanau County	\$335,000
Mecosta County	\$287,500
Trinity Village Non-Profit Housing Corporation	\$120,000

Housing Resource Fund

GROUP/COMMUNITY	AMOUNT
Bagley Housing Association	\$160,500
CEDAM	\$50,000
City of Greenville	\$384,000
Community Action Agency	\$234,100
Corporation for Supportive Housing	\$82,868
Covenant House Michigan	\$10,000
Created for Caring	\$13,300
Detroit Central City CMH	\$48,858



Cool Cities, cont.

continued from page 6

Grand Rapids. The Avenue for the Arts Project includes the historic renovation of seven buildings and streetscape improvements along with the creation of public art, murals, and the development of 35 loft apartments. "Dwelling Place is proud to be part of the revitalization efforts of the neighborhood and pleased that the Avenue for the Arts Project will serve as a spark to this endeavor through its designation as a Michigan Cool Cities Catalyst Project," said Denny Sturtevant, Chief Executive Officer of Dwelling Place.

Saginaw. The catalyst grant will be used to redevelop two currently vacant buildings, the former Aubry Cleaners building and the Federal Avenue Building, into first-floor commercial and second-floor residential uses. "The Cool Cities initiative has made me look at the River Corridor in a new light," said Economic Development Specialist Tom Miller.

Additional projects designated to receive Cool Cities funding are in Alpena, Bay City, Detroit, Ferndale, Kalamazoo, Marquette, Port Huron, Portland, Traverse City, Warren and Ypsilanti. Detailed information about each project is available at www.coolcities.com. Each grant recipient will receive a catalyst grant of up to \$100,000, as well as the use of a resource toolbox that includes access to more than 75 of the state's community improvement grants, loans and assistance programs. These resources and the catalyst grants leverage millions of existing dollars that can now be strategically directed to revitalization projects that offer the best opportunity for success. For more information on MSHDA initiatives and programs, visit the Web site at www.michigan.gov/mshda.



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LANSING OFFICE
735 East Michigan Avenue
Lansing, Michigan 48911
(517) 373-8370 • (517) 335-4797 (fax)
TTY (800) 382-4568

DETROIT OFFICE
3028 West Grand Boulevard, Suites 4-600
Detroit, Michigan 48202
(313) 456-3540 • (313) 456-3571 (fax)

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MSHDA Announces Approval of Low Income Housing Tax Credits

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Owners and investors in low income housing may apply to receive a tax credit against their federal tax liability if the rental housing has at least 20 percent of its units for households with incomes at or below 50 percent of the area median, or 40 percent of its units reserved for households with incomes at or below 60 percent of the area median.

The amount of the credit is based on a percentage of certain costs to renovate or develop housing that will be income-and rent-restricted for at least 18 years.

Developers can sell the credit to raise equity for their projects, thus reducing the necessary mortgage financing and making possible lower rents for tenants.

For more information, contact MSHDA's Low Income Housing Tax Credit program, 735 East Michigan Avenue, Lansing, MI 48912; (517) 373-6007.

July 2004 Low Income Housing Tax Credit Projects

County	Project Name	# of Units	Location	Amount
Calhoun	Westbrook Place	68	Battle Creek	\$849,617
Genesee	Rosewood Riverside Townhomes	38	Flint	67,162
Isabella	Springbrook Townhomes	48	Union Twp.	752,243
Kent	Sheldon Housing Development	45	Grand Rapids	443,632
Saginaw	Daniels Heights Townhomes	50	Saginaw	637,619
Wayne	Chesterfield Apartments	24	Detroit	207,832
Wayne	East Village Homes	50	Detroit	956,451
Wayne	Heritage Place at Magnolia	88	Detroit	798,328
Wayne	Karley Square Apartments	30	Detroit	368,720
Wayne	Riverside Estates Apartments	66	Detroit	415,869
Wayne	St. John Homes	45	Detroit	784,126
TOTAL		552		\$6,281,599